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MEMORANDUM

TO: Chairman Thomas C. Linnehan and Members of the Lowell Planning Board
Chairman William Bailey and Members of the Lowell Zoning Board

FROM: Joseph Giniewicz, Associate Planner
Dept. of Planning and Development

CC: George Theodorou, Attorney for Applicant
Judy Tymon, Senior Planner

DATE: June 9, 2016

RE: 42 Wellman Street

PROJECT SUMMARY

The applicant is seeking Planning Board approval for Site Plan Review under Section 11.4 and Zoning Board Special permit approval under Sec. 8.3 of the zoning ordinance. The project consists of the construction of a six-story residential structure consisting of a total of 240 dwelling units, also with the construction of a parking structure connected to the building. Overall the site will feature 498 parking spaces.

The parcel is located in the High Rise Commercial (HRC) zoning district and is located in close proximity to the Lowell Connector, the Bruce Freeman Trail, Stairway Plaza, Lowe's and CrossPoint. The applicant also owns 59 Lowe's Way, with the current plan featuring a driveway to the proposed building through the parking lot off of Lowe's Way.

DEVELOPMENT SERVICES COMMENTS

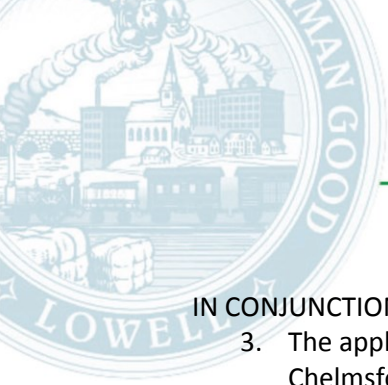
The Board requested a peer review to be conducted of the project proposal. As such, TEC conducted a review and provided their technical analysis of the project. Development Services (DDS) has reviewed the analysis and generally concurs with its findings. Should the Board also agree with its findings and find that the applicant has met the criteria to merit approval, DDS offers the following for the Board's consideration regarding conditions of approval:

IN CONJUNCTION WITH ITEM #4

1. The applicant shall work with the LRTA to locate a bus stop in close proximity to the project site and/or install a bus shelter at the two nearest bus stops in relation to the project site.

IN CONJUNCTION WITH ITEM #7, #8, #10, #15 & #16

2. The applicant shall work with the Transportation Engineer to review and implement any necessary improvements regarding the pedestrian phase intervals, detection, signage, crosswalks and/or striping improvements at the key signalized intersections identified during the project review, including new countdown pedestrian heads and/or ADA-compliant infrastructure.



IN CONJUNCTION WITH ITEM #9

3. The applicant shall implement the proposed improvements at the intersection of Wellman and Chelmsford St., including the addition of crosswalks and ADA ramps across Chelmsford Street as presented.
4. The applicant shall work with the Transportation Engineer to conduct a review of the intersection one year after operation in order to determine if a left turn restriction from Wellman Street is necessary.

IN CONJUNCTION WITH ITEM #11

5. The applicant shall work with the Transportation Engineer and City Engineer to appropriately install a sidewalk from the project site up the northern side of Wellman St to Chelmsford St.

IN CONJUNCTION WITH ITEM #12

6. The applicant shall install a sidewalk on the east side of Lowe's Way from the project site to Industrial Ave East as identified in item 12 of the memorandum from TEC dated May 24, 2016.
7. The applicant shall work with the City Law department to develop all appropriate legal documentation for the project implementation, including any necessary transportation agreements for users of the private roadway and an operations and maintenance agreement for the private roadway. Said maintenance agreement shall include language stating that at no time shall the City be responsible for the maintenance of the private roadway.
8. The private roadway (Lowe's Extension and Wellman St Extension) shall not have access impeded via a gate or otherwise and shall remain open at all times.

IN CONJUNCTION WITH ITEM #13

9. The applicant shall work with the Transportation Engineer to convert all parking spaces along Lowe's Way Extension to parallel parking stalls.

IN CONJUNCTION WITH ITEM #14

10. The applicant shall work with the Transportation Engineer to appropriately stripe Lowe's Way/ Lowe's Way Extension and Wellman St/ Wellman St. Extension in order to appropriately accommodate both vehicle and bicycle traffic.

IN CONJUNCTION WITH ITEM #17 & #18

11. The applicant shall submit an operations and maintenance plan to the City Engineer for review and approval regarding the proposed emergency vehicle access lane.
12. The applicant shall receive Fire Department approval for the proposed gate location to be found at the beginning of the emergency vehicle access lane.